

THE CODE ADVISOR

Approved Code
Services, Inc.
717-506-0464

Winter 2012
Volume VI
Issue I

*Professional Assistance in the Building Codes for
Architects, Engineers & Code Officials*

Question of the Month

From the "Quick Code Answers"
Telephone Support records.

Quick Code Answers is an annual subscription service that provides Phone & On-site technical support for your Building Code questions.

Call us to subscribe!

Q: Is an accessible restroom required when a building undergoes a complete change of occupancy classification?



A: No, it is not. If a restroom is voluntarily added or added because the plumbing code requires additional fixtures, the new restroom must be accessible. But the only accessibility features that are mandated in a complete change of occupancy are found in *2009 IBC3411.4*. The list of six items comprises the total required alteration. It consists of providing one accessible entrance, one accessible interior route, signage, and an exterior accessible route to parking or passenger loading. Even in an alteration to Area of Primary Function (*IBC3411.7*), the 20% additional must be spent on providing accessible route.

Client Highlight



North Middleton Township

2051 Spring Road
Carlisle, PA 17013
717.243.8550

www.nmiddleton.com

Appointed BCO - January 2012

Code Tip

Any mechanical equipment installed outside the building must be supported on a level concrete pad that extends at least 3 inches above the ground or must be suspended at least 6 inches above grade by a manufacturer's authorized method. See *2009 IMC 304.10* for details.



Taken from our
Important Changes to the 2009 I-codes Seminar.

Approved Code Product Highlight

Plan Review Services

You only have so many hours in a day...want to find some more? We can help!



Call Approved Code Services when you need someone you can trust to do a professional plan review. We have created a high quality plan review service that is designed to meet the needs of municipal code officials.

We offer the full range of commercial plan review to our municipal clients. This includes Building and Accessibility reviews, Electrical, Mechanical, Plumbing and Energy Compliance.

Your Accessibility Review is prepared to L&I Audit Standards!

Important Features

- Fast Turn-around
- Personal Account Manager assigned to each project
- Regular Status Updates for BCOs about their projects
- Projects remain in our system until they comply
- No bouncing back to the BCO after each review step
- Technical Support during the building process
- Fee includes all services. No hourly or extra charges.
- Approved employees and consultants are highly qualified.
- Excellent documentation package

Call today and see how we can lighten your load and put more hours in your day!!

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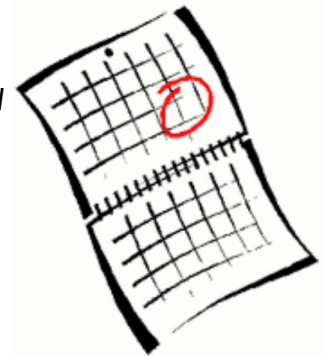
Accessibility Corner

Accessibility codes and standards will see two significant changes in the next few months. March 15, 2012 marks the mandatory enforcement of the new Federal ADA – 2010 ADA Standards for Accessible Design. A welcome relief to design professionals, this new standard is very compatible with the industry standard *ICC/ANSI A117.1*. See www.ADA.gov for more details.

The last day of 2012 will see the Pennsylvania adoption of the IBC 2012 accessibility requirements. This includes only Chapter 11, Appendix E and the referenced standard *ICC/ANSI A117.1-2009*. It does not include any mainstreamed provisions. There is still uncertainty surrounding how these sections will be enforced. (See the Current Events section for details and commentary)

Taken from our updated ***De-Coding the ADA Code Seminar***.

We have added a section that covers the latest information on triennial NON-adoption and accessibility enforcement in the state. Also, a limited intro to the new ADASAD.



Next public session for Decoding the ADA Seminar is scheduled for:

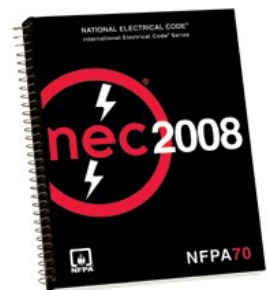
Wednesday, March 7th in our training room!

Details available at www.ApprovedCode.com

Current Events



Well it happened. Some are cheering and some are groaning... In mid-January, the Pennsylvania UCC Review and Advisory Council (RAC) voted to keep the 2009 I-Codes in force for three more years. The RAC is also sending a recommendation to the legislature to extend the adoption cycle to every 6 years. Part of the concern stems from realization that some 2012 IBC chapters must still be legally followed. The Council was not permitted to hinder the adoption of the 2012 accessibility codes and standards. This creates a situation where *IBC2012* chapter 11 will refer to other IBC sections that have not been adopted. This will make for some interesting interpretations come 2013. Other consequences to this partial adoption are that the electrical code will remain at *NEC2008* and sprinkler design will continue under *NFPA 13-2007*. Stay tuned for more developments.



Recommended Resources

We are in the process of updating our web site and **you** can help!



Please send us your favorite website link - (besides ours!) with a short explanation of why it is a valuable reference. We will be giving away free code reference books to selected contributors!



Introduction:

Jared Gasiewski (pronounced Gas-sheski) is our residential specialist. Jared's first construction experience was gained by working with his father on many remodeling / construction jobs. Later, he put himself through college by working full-time for a well-known local contractor, Randy Phillips Construction, while attending evening classes at Harrisburg Area Community College (HACC), majoring in Building Construction/Engineering Technology. After years of this heavy schedule Jared graduated from HACC with an Associate's Degree in Applied Sciences. Soon after, he joined Approved Code Services.

Irv says, "His work ethic and attention to detail is just phenomenal. I am so glad that we have him on our team." Jared is UCC Certified in all of the Residential areas, ICC Property Maintenance and BCO. He possesses an outstanding rapport with builders and designers and is gaining a solid reputation for his thorough knowledge of building principles and common sense application of the codes.

Got Code Questions?



Do you have a code question that is baffling you?

Submit your code question to code_question@ApprovedCode.com

Be sure to include a daytime telephone number in case we need more information.

We will respond to your question by e-mail or phone in a timely manner.

APPROVED Code Services, Inc. provides building code support services, training and products to assist design professionals and code officials in the proper application of the building code. Our staff is experienced and fully certified in all areas of the Pennsylvania State Building Code. Information provided in this newsletter is believed to be accurate and appropriate for the situation being presented. All information must be cross checked with a code book for suitability to the application. The local building code official and the appeals board have the final authority for interpreting the code in each jurisdiction.



5 Brenneman Circle Suite 101, Mechanicsburg, PA 17050

www.ApprovedCode.com